HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

Date Released: August 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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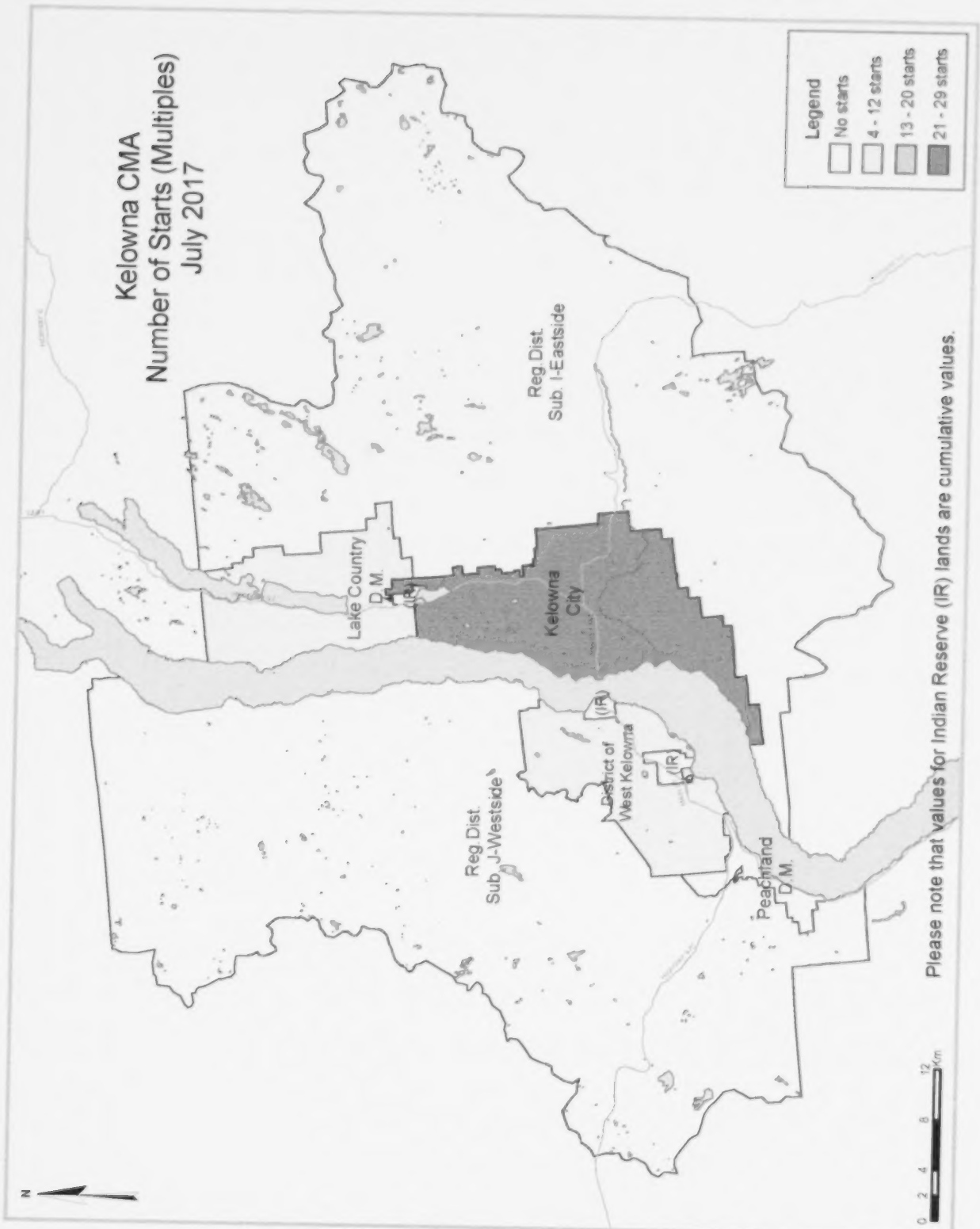
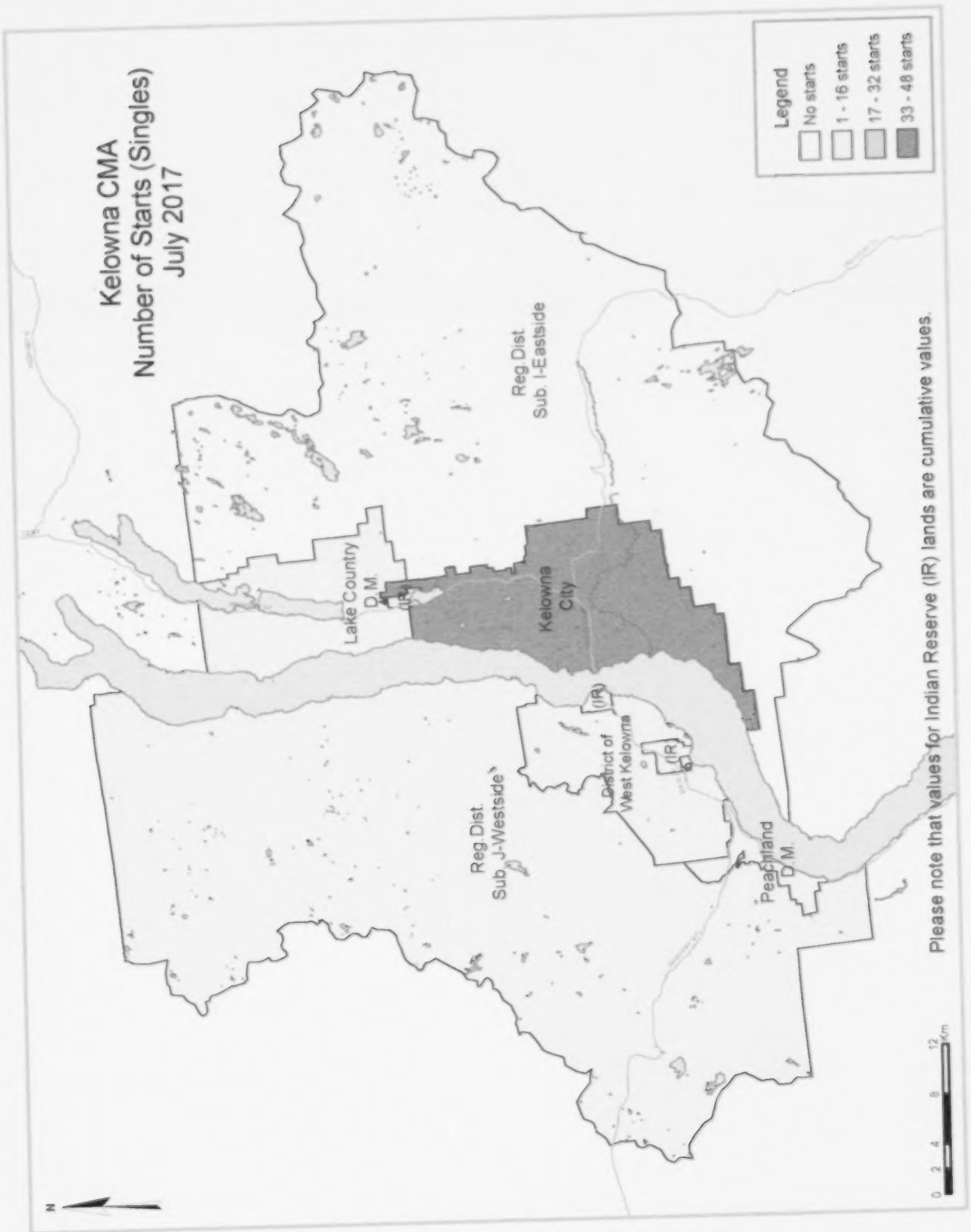
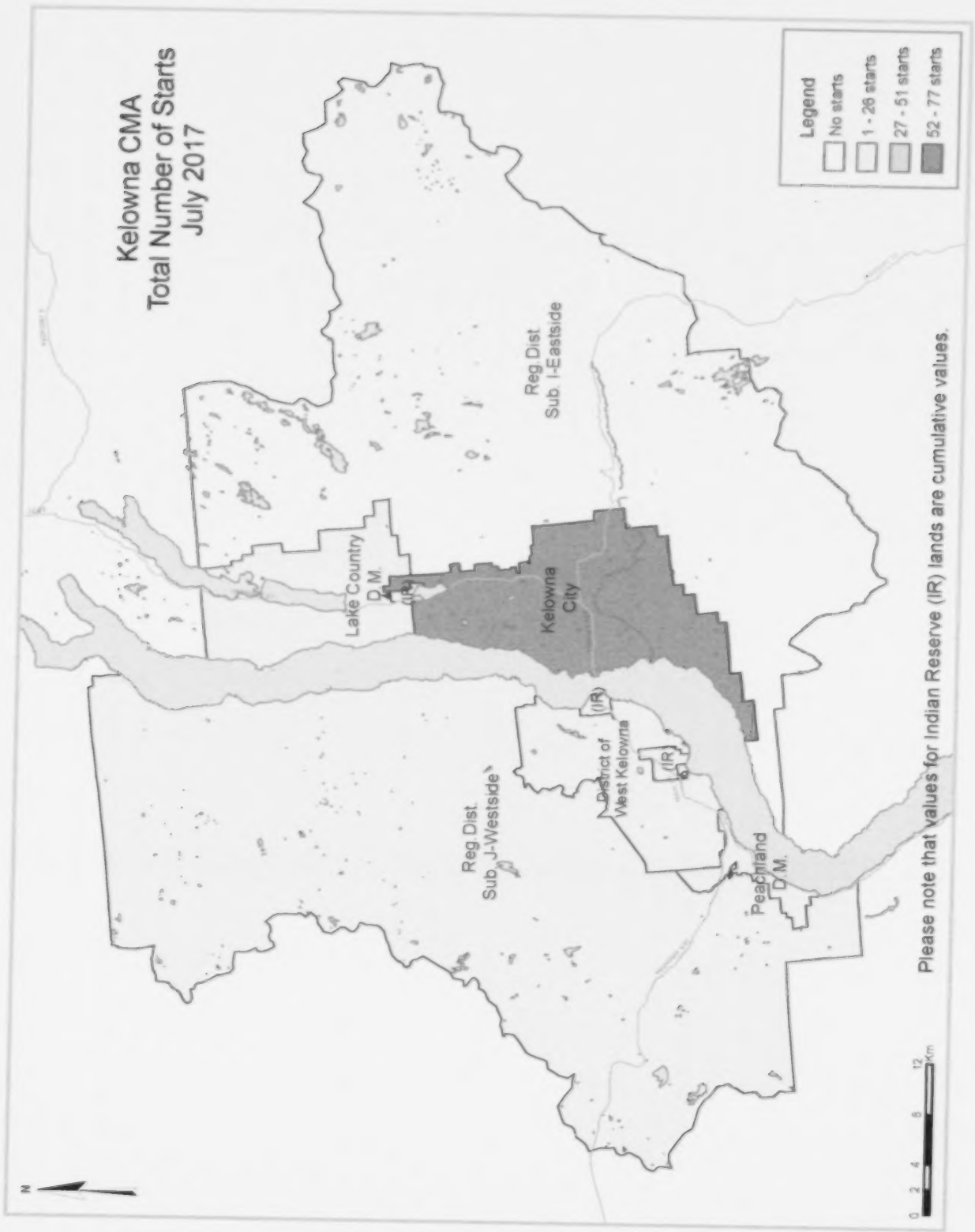
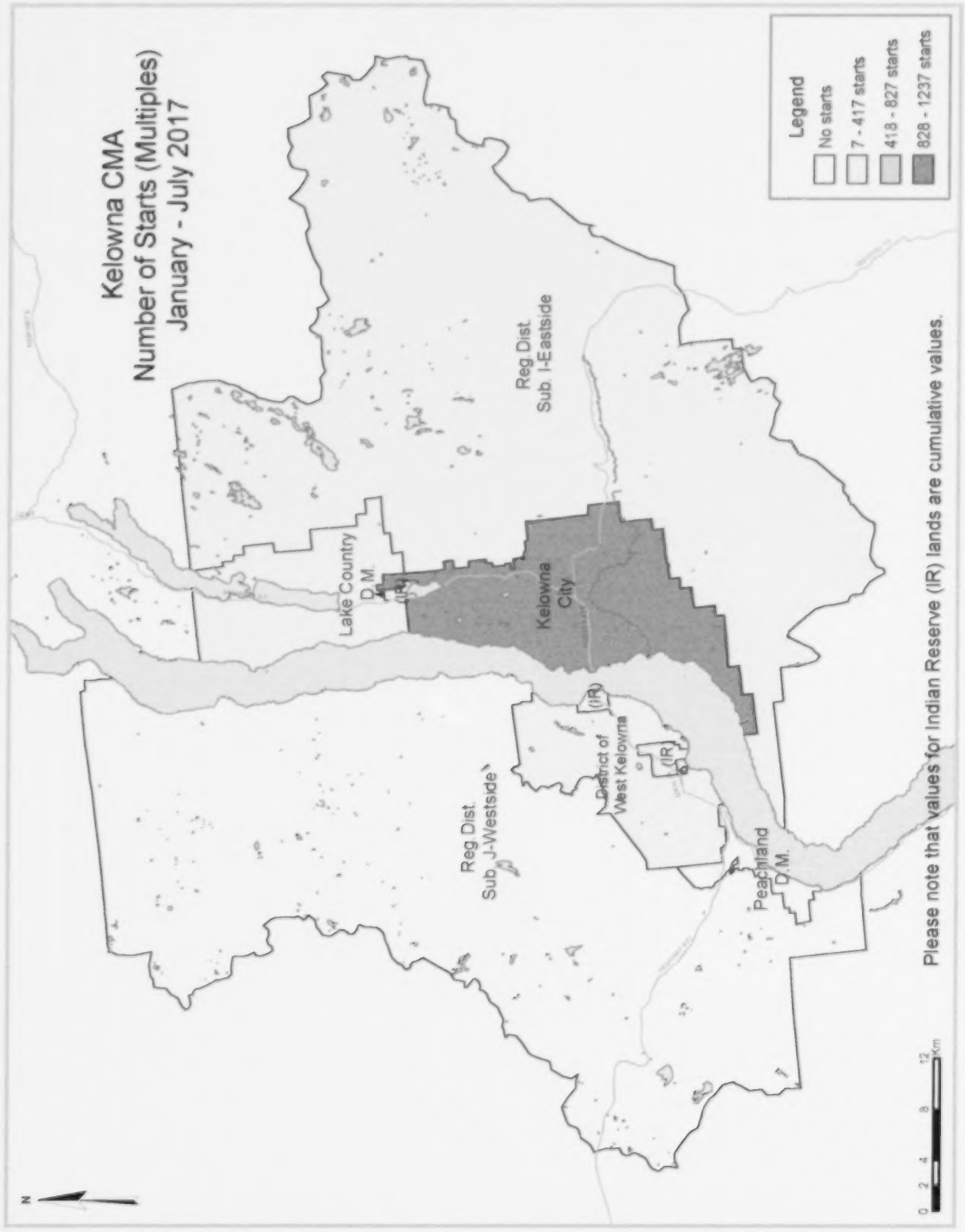
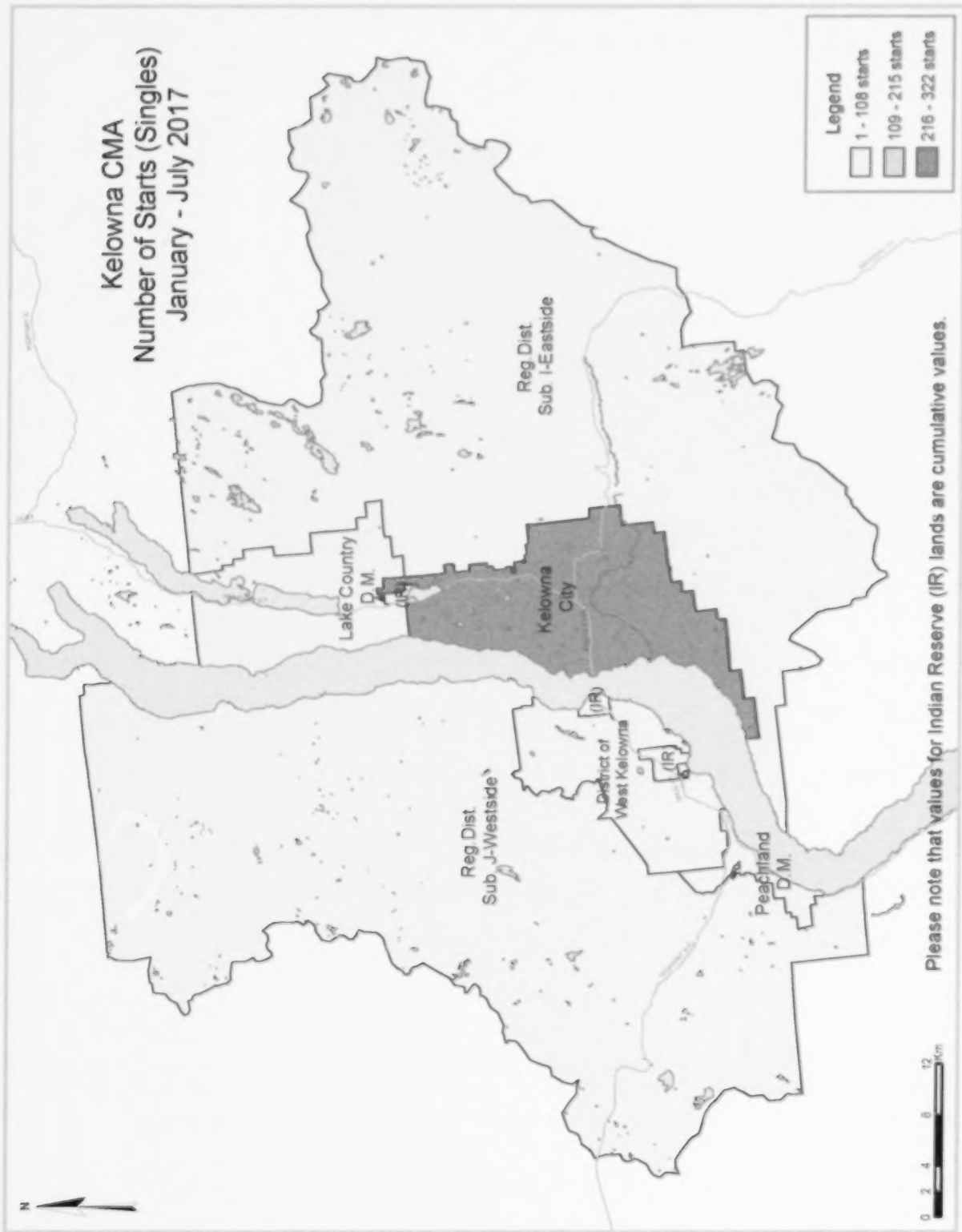
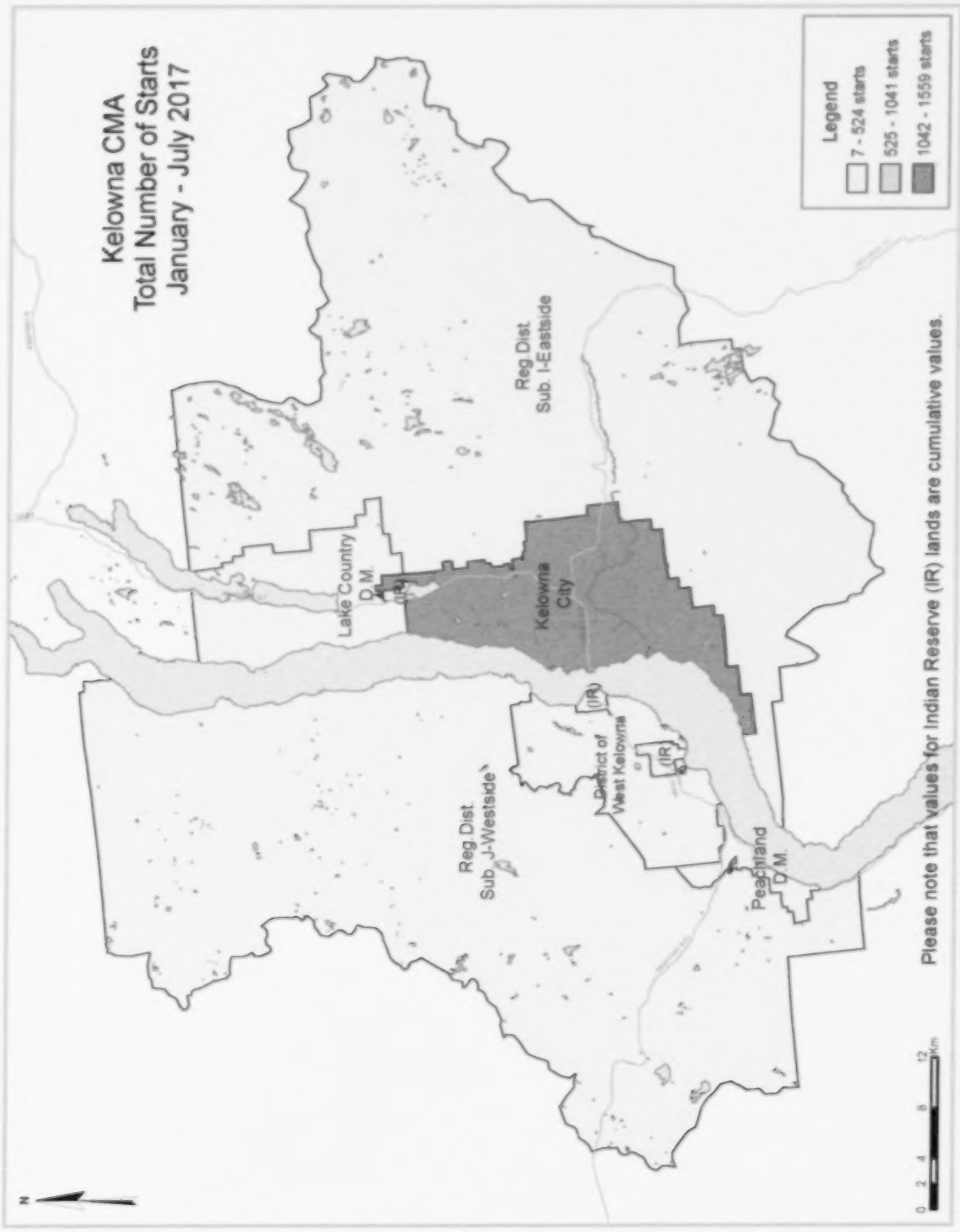

Kelowna CMA
Number of Starts (Multiples)
July 2017
Legend
No starts
4 - 12 starts
13 - 20 starts
21 - 29 starts
Reg Dist. Sub. I-Eastside
Lake Country D.M.
(IR)
Kelowna City
(IR)
District of West Kelowna
(IR)
Reg Dist. Sub. J-Westside
Peachland D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
July 2017
Legend
No starts
1 - 16 starts
17 - 32 starts
33 - 48 starts
Reg Dist
Sub I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
Km


Kelowna CMA
Total Number of Starts
July 2017
Legend
No starts
1 - 26 starts
27 - 51 starts
52 - 77 starts
Reg Dist
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
Km


Kelowna CMA
Number of Starts (Multiples)
January - July 2017
Legend
No starts
7 - 417 starts
418 - 827 starts
828 - 1237 starts
Reg Dist
Sub I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Singles)
January - July 2017
Legend
1 - 108 starts
109 - 215 starts
216 - 322 starts
Reg Dist
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12
km


Kelowna CMA
Total Number of Starts
January - July 2017
Legend
7 - 524 starts
525 - 1041 starts
1042 - 1559 starts
Reg Dist
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg Dist
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Kelowna CMA[1]	June 2017	July 2017
Trend[2]	3,831	3,923
SAAR	2,580	1,530
	July 2016	July 2017
Actual		
July - Single-Detached	52	87
July - Multiples	143	41
July - Total	195	128
January to July - Single-Detached	355	534
January to July - Multiples	833	1,449
January to July - Total	1,188	1,983

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	82	10	0	1	15	0	4	16	128
July 2016	43	6	0	8	27	41	1	69	195
% Change	90.7	66.7	n/a	-87.5	-44.4	-100.0	**	-76.8	-34.4
Year-to-date 2017	501	36	15	12	142	208	41	1,028	1,983
Year-to-date 2016	318	36	0	16	184	185	21	428	1,188
% Change	57.5	0.0	n/a	-25.0	-22.8	12.4	95.2	140.2	66.9
UNDER CONSTRUCTION									
July 2017	767	72	20	47	217	867	48	1,164	3,202
July 2016	488	62	0	16	284	337	23	535	1,745
% Change	57.2	16.1	n/a	193.8	-23.6	157.3	108.7	117.6	83.5
COMPLETIONS									
July 2017	55	6	0	2	41	0	4	8	116
July 2016	36	4	0	0	18	0	3	8	69
% Change	52.8	50.0	n/a	n/a	127.8	n/a	33.3	0.0	68.1
Year-to-date 2017	284	42	0	17	143	56	34	119	695
Year-to-date 2016	299	60	0	0	140	168	37	113	817
% Change	-5.0	-30.0	n/a	n/a	2.1	-66.7	-8.1	5.3	-14.9
COMPLETED & NOT ABSORBED									
July 2017	65	4	0	2	34	0	n/a	n/a	105
July 2016	86	16	0	0	24	0	n/a	n/a	126
% Change	-24.4	-75.0	n/a	n/a	41.7	n/a	n/a	n/a	-16.7
ABSORBED									
July 2017	52	7	0	2	29	0	n/a	n/a	90
July 2016	39	4	0	0	18	0	n/a	n/a	61
% Change	33.3	75.0	n/a	n/a	61.1	n/a	n/a	n/a	47.5
Year-to-date 2017	282	44	0	17	147	56	n/a	n/a	546
Year-to-date 2016	297	58	0	0	157	179	n/a	n/a	691
% Change	-5.1	-24.1	n/a	n/a	-6.4	-68.7	n/a	n/a	-21.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
July 2017	44	6	0	0	8	0	4	15	77
July 2016	18	4	0	3	13	41	1	67	147
Lake Country D.M.									
July 2017	16	4	0	0	3	0	0	1	24
July 2016	10	0	0	0	0	0	0	1	11
District of West Kelowna									
July 2017	10	0	0	1	4	0	0	0	15
July 2016	9	2	0	5	12	0	0	1	29
Peachland D.M.									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
July 2017	4	0	0	0	0	0	0	0	4
July 2016	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. I - Eastside									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	2	0	0	0	2
First Nations									
July 2017	7	0	0	0	0	0	0	0	7
July 2016	3	0	0	0	0	0	0	0	3
Kelowna CMA									
July 2017	82	10	0	1	15	0	4	16	128
July 2016	43	6	0	8	27	41	1	69	195

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
July 2017	427	26	5	18	103	834	43	1,034	2,490
July 2016	222	32	0	4	193	304	19	510	1,284
Lake Country D.M.									
July 2017	116	6	0	4	42	0	2	28	198
July 2016	100	6	0	0	19	0	3	18	146
District of West Kelowna									
July 2017	143	6	0	22	64	33	2	20	290
July 2016	72	6	0	12	43	33	1	6	173
Peachland D.M.									
July 2017	18	0	0	2	0	0	0	1	21
July 2016	22	2	0	0	4	0	0	0	28
Reg. Dist. Sub. J - Westside									
July 2017	31	0	0	1	0	0	0	0	32
July 2016	34	0	0	0	0	0	0	1	35
Reg. Dist. Sub. I - Eastside									
July 2017	4	6	0	0	8	0	1	1	20
July 2016	5	4	0	0	2	0	0	0	11
First Nations									
July 2017	28	28	15	0	0	0	0	80	151
July 2016	33	12	0	0	23	0	0	0	68
Kelowna CMA									
July 2017	767	72	20	47	217	867	48	1,164	3,202
July 2016	488	62	0	16	284	337	23	535	1,745

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
July 2017	19	2	0	1	24	0	3	7	56
July 2016	23	2	0	0	10	0	3	6	44
Lake Country D.M.									
July 2017	12	2	0	1	3	0	0	1	19
July 2016	0	0	0	0	0	0	0	0	0
District of West Kelowna									
July 2017	16	0	0	0	8	0	1	0	25
July 2016	8	0	0	0	8	0	0	2	18
Peachland D.M.									
July 2017	2	0	0	0	0	0	0	0	2
July 2016	3	0	0	0	0	0	0	0	3
Reg. Dist. Sub. J - Westside									
July 2017	1	0	0	0	0	0	0	0	1
July 2016	2	0	0	0	0	0	0	0	2
Reg. Dist. Sub. I - Eastside									
July 2017	0	0	0	0	6	0	0	0	6
July 2016	0	2	0	0	0	0	0	0	2
First Nations									
July 2017	5	2	0	0	0	0	0	0	7
July 2016	0	0	0	0	0	0	0	0	0
Kelowna CMA									
July 2017	55	6	0	2	41	0	4	8	116
July 2016	36	4	0	0	18	0	3	8	69

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257
% Change	-32.2	n/a	n/a	-45.2	-9.0	-14.0	-22.2	96.7	-19.5
2007	1,043	0	0	42	333	1,312	45	30	2,805

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Black Mountain	6	3	2	2	0	0	4	2	12	7	71.4
Ellison/Joe Rich	0	0	0	2	0	0	0	0	0	2	-100.0
Glenrosa	1	0	0	0	0	0	0	0	1	0	n/a
Glenmore	18	5	0	0	0	0	7	2	25	7	**
North Glenmore	4	1	0	0	0	4	1	63	5	68	-92.6
Kelowna Core Area	3	3	0	2	8	4	1	18	12	27	-55.6
Lake Country	16	10	4	0	3	0	1	1	24	11	118.2
Lakeview Heights	7	8	0	2	0	0	0	0	7	10	-30.0
Lower Mission	3	0	0	0	0	1	0	0	3	1	200.0
Peachland	1	1	0	0	0	0	0	0	1	1	0.0
Rutland	7	3	4	4	0	0	0	23	11	30	-63.3
Southeast Kelowna	2	2	0	0	0	0	0	0	2	2	0.0
Shannon Lake	0	3	2	0	0	0	0	1	2	4	-50.0
Upper Mission	5	5	0	0	0	0	2	0	7	5	40.0
Westbank	1	0	0	0	0	0	0	0	1	0	n/a
West Kelowna	2	3	2	0	0	12	0	0	4	15	-73.3
Westside	4	2	0	0	0	0	0	0	4	2	100.0
First Nations	7	3	0	0	0	0	0	0	7	3	133.3
Kelowna CMA	87	52	14	12	11	21	16	110	128	195	-34.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	25	22	6	6	5	0	8	5	44	33	33.3
Ellison/Joe Rich	1	3	6	2	0	0	1	0	8	5	60.0
Glenrosa	7	2	0	0	0	0	3	0	10	2	**
Glenmore	111	41	0	6	0	20	222	7	333	74	**
North Glenmore	12	5	0	0	35	22	538	401	585	428	36.7
Kelowna Core Area	46	24	2	16	44	28	336	124	428	192	122.9
Lake Country	81	63	8	8	18	7	20	10	127	88	44.3
Lakeview Heights	40	30	0	2	0	0	7	0	47	32	46.9
Lower Mission	12	9	0	18	9	1	0	0	21	28	-25.0
Peachland	7	11	0	2	0	4	0	0	7	17	-58.8
Rutland	23	16	6	16	0	17	1	24	30	73	-58.9
Southeast Kelowna	18	6	0	0	0	0	2	1	20	7	185.7
Shannon Lake	11	13	8	0	0	0	1	3	20	16	25.0
Upper Mission	75	43	6	2	0	0	17	5	98	50	96.0
Westbank	3	0	0	0	0	0	0	33	3	33	-90.9
West Kelowna	15	18	4	2	32	24	0	0	51	44	15.9
Westside	16	19	0	0	0	0	0	0	16	19	-15.8
First Nations	31	30	14	4	10	13	80	0	135	47	187.2
Kelowna CMA	534	355	60	84	153	136	1,236	613	1,983	1,188	66.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Black Mountain	0	0	0	0	0	0	4	2
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	0	7	2
North Glenmore	0	4	0	0	0	0	1	63
Kelowna Core Area	8	4	0	0	0	18	1	0
Lake Country	3	0	0	0	0	0	1	1
Lakeview Heights	0	0	0	0	0	0	0	0
Lower Mission	0	1	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	23	0	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	0	0	0	0	0	0	1
Upper Mission	0	0	0	0	0	0	2	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	12	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	11	21	0	0	0	41	16	69

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	5	0	0	0	0	0	8	5
Ellison/Joe Rich	0	0	0	0	0	0	1	0
Glenrosa	0	0	0	0	0	0	3	0
Glenmore	0	20	0	0	0	0	222	7
North Glenmore	35	22	0	0	0	87	538	314
Kelowna Core Area	24	28	20	0	208	42	128	82
Lake Country	18	7	0	0	0	0	20	10
Lakeview Heights	0	0	0	0	0	0	7	0
Lower Mission	9	1	0	0	0	0	0	0
Peachland	0	4	0	0	0	0	0	0
Rutland	0	17	0	0	0	23	1	1
Southeast Kelowna	0	0	0	0	0	0	2	1
Shannon Lake	0	0	0	0	0	0	1	3
Upper Mission	0	0	0	0	0	0	17	5
Westbank	0	0	0	0	0	33	0	0
West Kelowna	32	24	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	10	13	0	0	0	0	80	0
Kelowna CMA	133	136	20	0	208	185	1,028	428

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Black Mountain	8	5	0	0	4	2	12	7
Ellison/Joe Rich	0	0	0	2	0	0	0	2
Glenrosa	1	0	0	0	0	0	1	0
Glenmore	17	5	0	0	8	2	25	7
North Glenmore	3	1	0	4	2	63	5	68
Kelowna Core Area	2	2	8	24	2	1	12	27
Lake Country	20	10	3	0	1	1	24	11
Lakeview Heights	6	5	1	5	0	0	7	10
Lower Mission	2	0	0	1	1	0	3	1
Peachland	1	1	0	0	0	0	1	1
Rutland	11	3	0	27	0	0	11	30
Southeast Kelowna	2	2	0	0	0	0	2	2
Shannon Lake	0	3	2	0	0	1	2	4
Upper Mission	5	4	0	1	2	0	7	5
Westbank	1	0	0	0	0	0	1	0
West Kelowna	2	3	2	12	0	0	4	15
Westside	4	2	0	0	0	0	4	2
First Nations	7	3	0	0	0	0	7	3
Kelowna CMA	92	49	16	76	20	70	128	195

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	31	27	4	0	9	6	44	33
Ellison/Joe Rich	3	3	4	2	1	0	8	5
Glenrosa	7	2	0	0	3	0	10	2
Glenmore	108	40	0	26	225	8	333	74
North Glenmore	11	5	35	109	539	314	585	428
Kelowna Core Area	37	11	232	84	159	97	428	192
Lake Country	86	64	20	13	21	11	127	88
Lakeview Heights	37	19	2	12	8	1	47	32
Lower Mission	11	14	9	13	1	1	21	28
Peachland	7	13	0	4	0	0	7	17
Rutland	28	23	0	48	2	2	30	73
Southeast Kelowna	11	6	6	0	3	1	20	7
Shannon Lake	13	13	6	0	1	3	20	16
Upper Mission	74	41	7	4	17	5	98	50
Westbank	3	0	0	33	0	0	3	33
West Kelowna	15	20	36	24	0	0	51	44
Westside	15	19	1	0	0	0	16	19
First Nations	55	34	0	13	80	0	135	47
Kelowna CMA	552	354	362	385	1,069	449	1,983	1,188

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Black Mountain	4	7	2	2	0	0	2	5	8	14	-42.9
Ellison/Joe Rich	0	0	6	2	0	0	0	0	6	2	200.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	3	5	0	0	0	0	1	1	4	6	-33.3
North Glenmore	1	1	0	0	6	0	0	0	7	1	**
Kelowna Core Area	6	6	0	4	18	6	0	0	24	16	50.0
Lake Country	13	0	2	0	3	0	1	0	19	0	n/a
Lakeview Heights	5	6	0	0	0	0	0	1	5	7	-28.6
Lower Mission	1	0	0	0	0	0	1	0	2	0	n/a
Peachland	2	3	0	0	0	0	0	0	2	3	-33.3
Rutland	2	1	0	0	0	0	0	0	2	1	100.0
Southeast Kelowna	0	0	0	0	0	0	0	0	0	0	n/a
Shannon Lake	6	0	0	0	0	4	0	0	6	4	50.0
Upper Mission	6	6	0	0	0	0	3	0	9	6	50.0
Westbank	0	1	0	0	0	0	0	1	0	2	-100.0
West Kelowna	6	1	0	0	8	4	0	0	14	5	180.0
Westside	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	5	0	2	0	0	0	0	0	7	0	n/a
Kelowna CMA	61	39	12	8	35	14	8	8	116	69	68.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Black Mountain	20	25	10	2	3	0	10	11	43	38	13.2
Ellison/Joe Rich	2	2	10	8	0	0	0	0	12	10	20.0
Glenrosa	5	0	0	0	0	0	1	0	6	0	n/a
Glenmore	43	27	2	6	20	16	6	3	71	52	36.5
North Glenmore	4	6	0	0	20	0	57	100	81	106	-23.6
Kelowna Core Area	20	23	10	22	34	54	78	147	142	246	-42.3
Lake Country	62	56	6	12	6	12	10	7	84	87	-3.4
Lakeview Heights	17	17	0	0	0	0	1	2	18	19	-5.3
Lower Mission	11	8	10	2	0	13	3	0	24	23	4.3
Peachland	8	6	0	2	4	4	0	0	12	12	0.0
Rutland	19	26	10	4	9	0	1	5	39	35	11.4
Southeast Kelowna	5	8	0	0	0	0	1	0	6	8	-25.0
Shannon Lake	25	13	0	0	0	23	2	1	27	37	-27.0
Upper Mission	28	40	4	6	0	0	5	2	37	48	-22.9
Westbank	0	2	0	0	0	0	0	1	0	3	-100.0
West Kelowna	20	10	4	2	24	8	0	1	48	21	128.6
Westside	11	17	0	0	0	0	0	1	11	18	-38.9
First Nations	26	30	8	24	0	0	0	0	34	54	-37.0
Kelowna CMA	326	316	74	90	120	130	175	281	695	817	-14.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Black Mountain	0	0	0	0	0	0	2	5
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	0	1	1
North Glenmore	6	0	0	0	0	0	0	0
Kelowna Core Area	18	6	0	0	0	0	0	0
Lake Country	3	0	0	0	0	0	1	0
Lakeview Heights	0	0	0	0	0	0	0	1
Lower Mission	0	0	0	0	0	0	1	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	0	0
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	0	4	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	3	0
Westbank	0	0	0	0	0	0	0	1
West Kelowna	8	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	35	14	0	0	0	0	8	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	3	0	0	0	0	0	10	11
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	1	0
Glenmore	20	16	0	0	0	0	6	3
North Glenmore	20	0	0	0	56	96	1	4
Kelowna Core Area	34	34	0	20	0	72	78	75
Lake Country	6	12	0	0	0	0	10	7
Lakeview Heights	0	0	0	0	0	0	1	2
Lower Mission	0	13	0	0	0	0	3	0
Peachland	4	4	0	0	0	0	0	0
Rutland	0	0	9	0	0	0	1	5
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	23	0	0	0	0	2	1
Upper Mission	0	0	0	0	0	0	5	2
Westbank	0	0	0	0	0	0	0	1
West Kelowna	24	8	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	111	110	9	20	56	168	119	113

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Black Mountain	6	9	0	0	2	5	8	14
Ellison/Joe Rich	0	2	6	0	0	0	6	2
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	3	4	0	0	1	2	4	6
North Glenmore	1	1	6	0	0	0	7	1
Kelowna Core Area	3	4	18	10	3	2	24	16
Lake Country	14	0	4	0	1	0	19	0
Lakeview Heights	4	6	0	0	1	1	5	7
Lower Mission	1	0	0	0	1	0	2	0
Peachland	2	3	0	0	0	0	2	3
Rutland	2	1	0	0	0	0	2	1
Southeast Kelowna	0	0	0	0	0	0	0	0
Shannon Lake	6	0	0	4	0	0	6	4
Upper Mission	5	6	1	0	3	0	9	6
Westbank	0	1	0	0	0	1	0	2
West Kelowna	6	1	8	4	0	0	14	5
Westside	1	2	0	0	0	0	1	2
First Nations	7	0	0	0	0	0	7	0
Kelowna CMA	61	40	43	18	12	11	116	69

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Black Mountain	27	26	5	0	11	12	43	38
Ellison/Joe Rich	4	10	8	0	0	0	12	10
Glenrosa	4	0	0	0	2	0	6	0
Glenmore	41	26	23	22	7	4	71	52
North Glenmore	4	6	76	96	1	4	81	106
Kelowna Core Area	11	16	42	124	89	106	142	246
Lake Country	58	65	13	14	13	8	84	87
Lakeview Heights	14	17	1	0	3	2	18	19
Lower Mission	15	7	4	15	5	1	24	23
Peachland	8	8	4	4	0	0	12	12
Rutland	16	28	9	0	14	7	39	35
Southeast Kelowna	4	8	1	0	1	0	6	8
Shannon Lake	25	13	0	23	2	1	27	37
Upper Mission	28	46	4	0	5	2	37	48
Westbank	0	2	0	0	0	1	0	3
West Kelowna	22	10	26	10	0	1	48	21
Westside	11	17	0	0	0	1	11	18
First Nations	34	54	0	0	0	0	34	54
Kelowna CMA	326	359	216	308	153	150	695	817

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
July 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
July 2016	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	-	707,129
Year-to-date 2017	1	4.8	2	9.5	4	19.0	14	66.7	0	0.0	21	-	787,115
Year-to-date 2016	1	4.0	4	16.0	18	72.0	2	8.0	0	0.0	25	-	707,129
Ellison/Joe Rich													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Glenrosa													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Glenmore													
July 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	1,009,333
July 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	1,032,250
Year-to-date 2017	1	2.6	0	0.0	9	23.1	19	48.7	10	25.6	39	-	901,118
Year-to-date 2016	0	0.0	1	3.4	13	44.8	7	24.1	8	27.6	29	-	1,032,997
North Glenmore													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	-
Year-to-date 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	-
Kelowna Core Area													
July 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
July 2016	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	-	879,250
Year-to-date 2017	2	33.3	2	33.3	0	0.0	2	33.3	0	0.0	6	-	-
Year-to-date 2016	2	18.2	3	27.3	0	0.0	5	45.5	1	9.1	11	-	879,250
Lake Country													
July 2017	0	0.0	1	7.7	7	53.8	1	7.7	4	30.8	13	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	4	6.8	15	25.4	24	40.7	6	10.2	10	16.9	59	-	878,672
Year-to-date 2016	5	8.8	31	54.4	11	19.3	5	8.8	5	8.8	57	580,000	664,486
Lakeview Heights													
July 2017	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
July 2016	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	-	814,391
Year-to-date 2017	1	7.7	4	30.8	0	0.0	2	15.4	6	46.2	13	-	1,125,760
Year-to-date 2016	0	0.0	0	0.0	2	13.3	9	60.0	4	26.7	15	-	814,391
Lower Mission													
July 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	-	1,856,250
Year-to-date 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
July 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
July 2016	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2017	0	0.0	1	12.5	2	25.0	5	62.5	0	0.0	8	-	-
Year-to-date 2016	0	0.0	5	62.5	2	25.0	1	12.5	0	0.0	8	-	-
Rutland													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	429,000
Year-to-date 2017	6	46.2	5	38.5	0	0.0	2	15.4	0	0.0	13	-	-
Year-to-date 2016	15	62.5	7	29.2	0	0.0	1	4.2	1	4.2	24	-	440,959
Southeast Kelowna													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Year-to-date 2016	1	20.0	0	0.0	2	40.0	0	0.0	2	40.0	5	-	-
Shannon Lake													
July 2017	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	758,522
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	9.5	2	9.5	13	61.9	4	19.0	0	0.0	21	-	727,501
Year-to-date 2016	4	40.0	3	30.0	3	30.0	0	0.0	0	0.0	10	-	-
Upper Mission													
July 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	1,064,813
July 2016	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	-	824,600
Year-to-date 2017	0	0.0	2	5.9	8	23.5	8	23.5	16	47.1	34	-	1,088,096
Year-to-date 2016	0	0.0	7	18.9	10	27.0	16	43.2	4	10.8	37	-	790,339
Westbank													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
West Kelowna													
July 2017	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	-	850,019
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	10.5	2	10.5	14	73.7	0	0.0	1	5.3	19	-	741,510
Year-to-date 2016	2	14.3	2	14.3	7	50.0	0	0.0	3	21.4	14	-	737,860
Westside													
July 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	8	72.7	1	9.1	0	0.0	1	9.1	1	9.1	11	-	572,768
Year-to-date 2016	14	87.5	0	0.0	1	6.3	1	6.3	0	0.0	16	-	354,066
First Nations													
July 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	12	85.7	2	14.3	0	0.0	0	0.0	0	0.0	14	-	371,580
Year-to-date 2016	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	-	331,150

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Black Mountain	-	707,129	n/a	787,115	707,129	11.3
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	1,009,333	1,032,250	-2.2	901,118	1,032,997	-12.8
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	879,250	n/a	-	879,250	n/a
Lake Country	-	-	n/a	878,672	664,486	32.2
Lakeview Heights	-	814,391	n/a	1,125,760	814,391	38.2
Lower Mission	-	-	n/a	1,856,250	-	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	429,000	n/a	-	440,959	n/a
Southeast Kelowna	-	-	n/a	-	-	n/a
Shannon Lake	758,522	-	n/a	727,501	-	n/a
Upper Mission	1,064,813	824,600	29.1	1,088,096	790,339	37.7
Westbank	-	-	n/a	-	-	n/a
West Kelowna	850,019	-	n/a	741,510	737,860	0.5
Westside	-	-	n/a	572,768	354,066	61.8
First Nations	-	-	n/a	371,580	331,150	12.2
Kelowna CMA	871,881	740,069	17.8	839,691	705,245	19.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

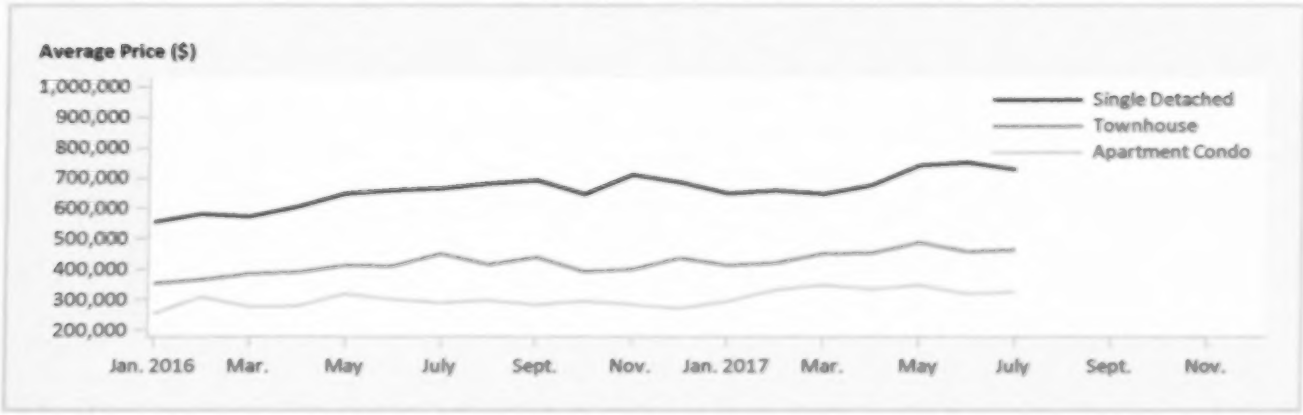


Figure 5.2: MLS® Residential Sales for Kelowna

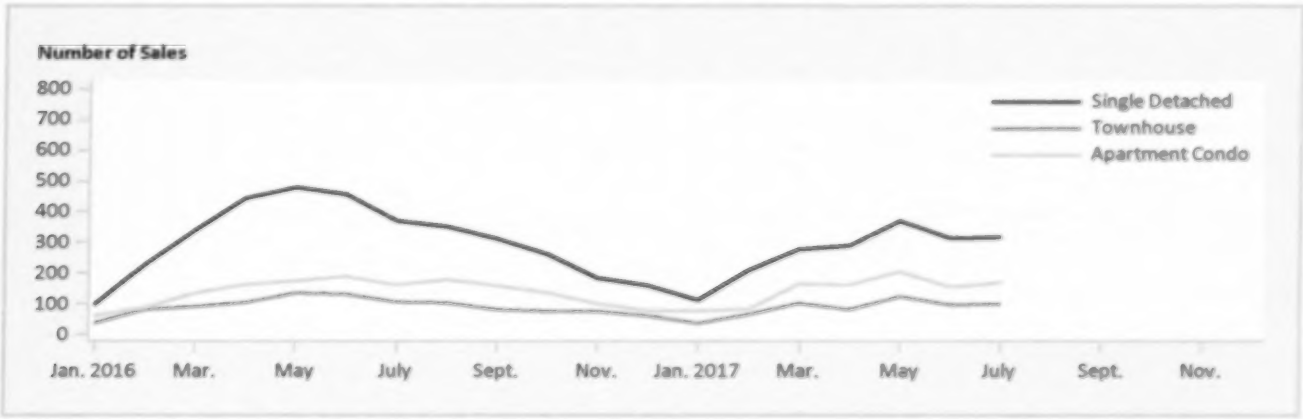
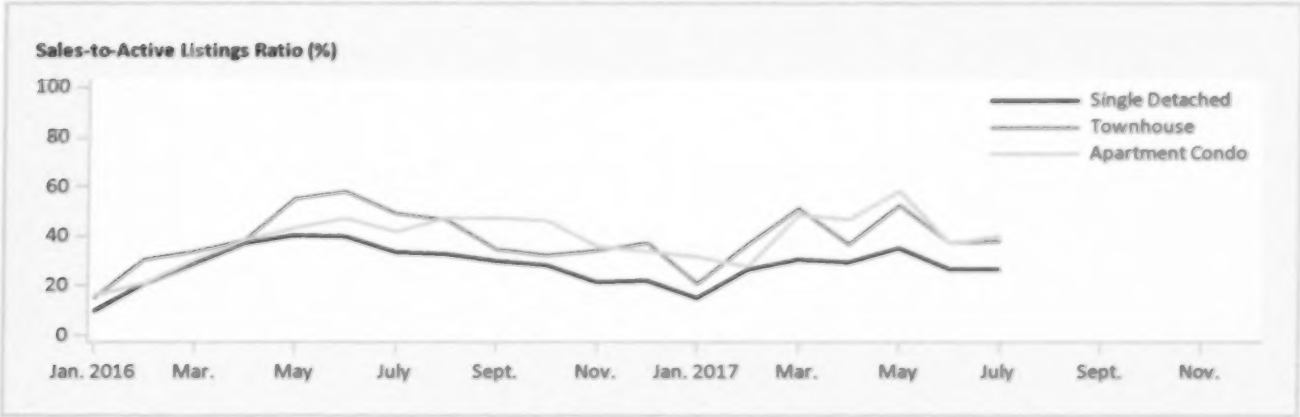


Figure 5.3: MLS® Residential Sales- to- Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB - Central Okanagan.

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90.7	7.7	64.0	919
	February	561	3.14	4.64	97.1	120.8	89.6	8.1	63.3	920
	March	561	3.14	4.64	97.4	121.8	90.0	8.1	63.5	918
	April	561	3.14	4.64	97.7	121.8	90.5	7.9	63.6	914
	May	561	3.14	4.64	98.8	122.7	90.1	8.2	63.3	915
	June	561	3.14	4.64	99.2	123.1	90.3	7.6	63.0	920
	July	567	3.14	4.74	99.7	123.3	89.2	7.4	62.0	921
	August	567	3.14	4.74	99.7	123.4	89.4	7.4	61.9	923
	September	561	3.14	4.64	100.0	123.2	89.4	7.5	61.8	924
	October	561	3.14	4.64	100.3	123.1	90.7	8.1	63.0	927
	November	561	3.14	4.64	100.0	122.7	92.4	8.7	64.5	925
	December	561	3.14	4.64	100.0	122.7	93.9	8.7	65.4	921
2017	January	561	3.14	4.64	99.9	123.5	95.3	8.3	66.1	921
	February	561	3.14	4.64	100.0	123.6	94.9	7.4	65.1	925
	March	561	3.14	4.64	100.5	124.2	96.2	6.4	65.1	927
	April	561	3.14	4.64	101.5	124.4	97.4	4.8	64.7	925
	May	561	3.14	4.64	103.4	125.0	99.8	4.0	65.7	919
	June	561	3.14	4.64	104.7	125.2	100.6	3.6	65.7	919
	July	573	3.14	4.84		125.6	101.2	3.6	66.0	925
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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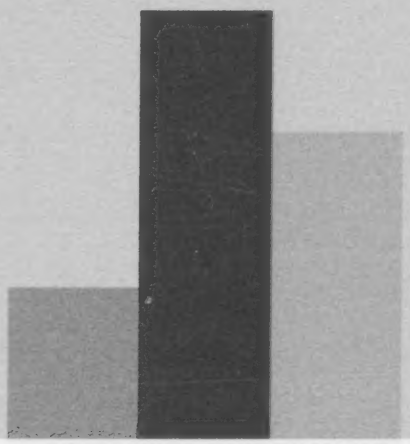

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